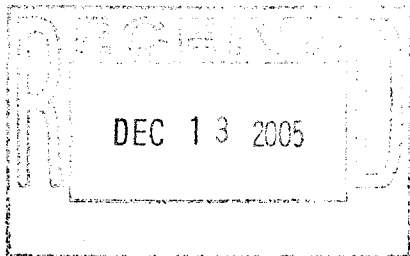


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05 2802139



RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11/18/05 AT 08:00am

TITLE(S) : _____



LEAD SHEET

FEE

FEE \$ 28- VV
DAF \$ 2-
C-20

8

D.T.T.

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

~~410376~~
41030767-259
RECORDING REQUESTED BY:
CHICAGO TITLE COMPANY

11/18/05

05 2802139

WHEN RECORDED, MAIL TO:

The Boeing Company:
c/o Boeing Realty Corporation
15480 Laguna Canyon Road, Suite 200
Irvine, California 92618
Attention: Corporate Real Estate Director

(Space above for Recorder's Use Only)

TERMINATION OF LEASE MEMORANDUM

THIS TERMINATION OF LEASE MEMORANDUM (this "Termination Memorandum") is made as of the 18 day of November, 2005, between The Boeing Company, a Delaware corporation ("Boeing"), and Bard College, a New York Education Corporation ("Bard College").

RECITALS

A. Bard College, as successor in interest to Potomac Realty Corporation, is the current "Lessor," and Boeing, as successor in interest to Hughes Aircraft Company, a Delaware corporation, is the current "Lessee" under that certain lease covering the property described in Exhibit A attached hereto (the "Property") dated September 1, 1966 (as amended to date, the "Lease"), a memorandum of which was recorded on December 21, 1966 as Instrument No. 2165 in the Official Records of Los Angeles County, California (the "Lease Memorandum").

B. Substantially concurrently herewith, Boeing has acquired fee title to the Property from Bard College and the Lease has been terminated by merger and pursuant to its terms.

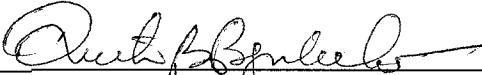
C. Boeing and Bard College desire to terminate and cancel of record the Lease Memorandum.

NOW, THEREFORE, in consideration of the mutual covenants of the respective parties hereto, it is agreed as follows:

1. Boeing and Bard College hereby terminate and cancel of record the Lease Memorandum.
2. This Termination Memorandum may be executed in counterparts, which when taken together, shall constitute one enforceable agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Termination Memorandum as of the date written above.

BARD COLLEGE, a New York Education Corporation

By: 

Name: Dimitri B. Papadimitriou

Title: Executive Vice President

THE BOEING COMPANY, a Delaware corporation:

By: _____

Name: _____

Title: _____

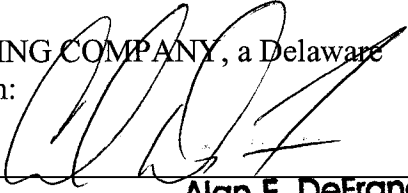
05 2802139

IN WITNESS WHEREOF, the parties hereto have executed this Termination Memorandum as of the date written above.

BARD COLLEGE, a New York Education Corporation

By: _____
Name: Dimitri B. Papadimitriou
Title: Executive Vice President

THE BOEING COMPANY, a Delaware corporation:

By:  _____
Name: Alan E. DeFrancis
Title: Authorized Signatory

STATE OF NEW YORK

)

) ss.

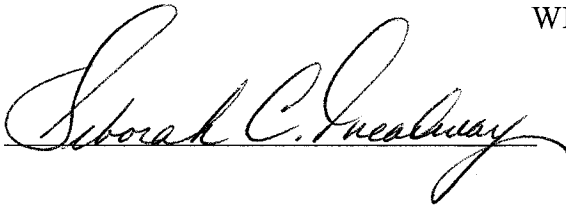
COUNTY OF DUTCHESS

)

On November 10, 2005 before me, Deborah C. Treadway, a notary public in and for said State, personally appeared Dimitri B. Papadimitriou, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



DEBORAH C. TREADWAY
Notary Public State of New York
No. 01TR5017597
Qualified in Dutchess County
Commission Expires September 7, 2009

(Seal)

STATE OF CALIFORNIA

)

) ss.

COUNTY OF _____

)

On _____ before me, _____, a notary public in and for said State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

(Seal)

05 2802139

STATE OF NEW YORK

)

) ss.

COUNTY OF DUTCHESS

)

On November , 2005 before me, Deborah C. Treadway, a notary public in and for said State, personally appeared Dimitri B. Papadimitriou, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

(Seal)

STATE OF CALIFORNIA

)

) ss.

COUNTY OF ORANGE

)

On NOVEMBER 11, 2005 before me, Ruby Ann Ross GILLIAM, a notary public in and for said State, personally appeared ALAN E. DE FRANCIS, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Ruby Ann Ross-Gilliam

(Seal)

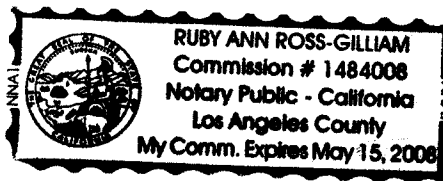


Exhibit "A"

Legal Description

PARCEL 1:

THE SURFACE AND THAT PORTION OF THE SUBSURFACE LYING ABOVE A PLANE 500 FEET IN DEPTH, MEASURED VERTICALLY FROM THE SURFACE, AS SAID SURFACE EXISTED ON JANUARY 27, 1959 OF THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE RANCHO LOS PALOS VERDES, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ORIN S. WESTON BY DECREE OF DISTRIBUTION IN THE ESTATE OF B. S. WESTON, RECORDED IN BOOK 2838 PAGE 230 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING THE PART OF THAT CERTAIN TRACT OF LAND MARKED "B.S. WESTON 1898.4 ACRES" ON A MAP OF PARTITION OF PART OF THE RANCHOS LOS VERDES, FILED IN CASE NO. 11575, OF THE SUPERIOR COURT OF SAID COUNTY, A COPY OF WHICH MAP IS FILED IN BOOK 1 PAGE 3 OF RECORD OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO STANDARD OIL COMPANY BY DEED DATED DECEMBER 18, 1925, RECORDED IN BOOK 5494 PAGE 188 OF OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE SOUTH 62° 50' 50" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAND CONVEYED TO STANDARD OIL COMPANY 2141.41 FEET, TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO PACIFIC SEMI-CONDUCTORS, INC., A DELAWARE CORPORATION, RECORDED JANUARY 3, 1963 AS INSTRUMENT NO. 2182 IN BOOK D-1872 PAGE 433, OFFICIAL RECORDS, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY PARALLEL WITH THE WESTERLY BOUNDARY LINE OF SAID B. S. WESTON ALLOTMENT TO A POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF LOMITA BOULEVARD, FORMERLY KNOWN AS WILMINGTON AND SALT WORKS ROAD, AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 1135 PAGE 101 OF DEEDS AND IN BOOK 754 PAGE 171 OF DEEDS, RECORDS OF SAID LOS ANGELES COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOMITA BOULEVARD 422.81 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY BOUNDARY LINE OF SAID B. S. WESTON ALLOTMENT TO A POINT IN THE SOUTHERLY LINE OF SAID LAND CONVEYED TO STANDARD OIL COMPANY ; THENCE NORTH 62° 50' 50" WEST ALONG SAID SOUTHERLY LINE 422.81 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS IN OR UNDER SAID LAND OR THAT MAY BE PRODUCED THEREFROM, BUT WITH NO RIGHT OF ENTRY UPON OR THROUGH THE SURFACE OF OR THAT PORTION OF THE SUBSURFACE LYING 500 FEET VERTICALLY IN DEPTH BELOW THE SURFACE THEREOF, AS RESERVED BY H. Y. EARLY AND DAISY LEE EARLY, HIS WIFE, IN DEED RECORDED APRIL 16, 1963 IN BOOK D-1993 PAGE 34, OFFICIAL RECORDS.

PARCEL 2:

THE SURFACE AND THAT PORTION OF THE SUBSURFACE LYING ABOVE A PLANE 500 FEET IN DEPTH, MEASURED VERTICALLY FROM THE SURFACE, AS SAID SURFACE EXISTED ON JANUARY 27, 1959 OF THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE RANCHO LOS PALOS VERDES, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ORIN S. WESTON BY DECREE OF DISTRIBUTION IN THE ESTATE OF B. S. WESTON, RECORDED IN BOOK 2638 PAGE 26 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING THE PART OF THAT CERTAIN TRACT OF LAND MARKED "B.S. WESTON 1898.4 ACRES" ON A MAP OF PARTITION OF PART OF THE RANCHO LOS PALOS VERDES FILED IN CASE NO. 11575 OF THE SUPERIOR COURT OF SAID COUNTY, A COPY OF WHICH MAP IS FILED IN BOOK 1 PAGE 3 OF RECORDS OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO STANDARD OIL COMPANY BY DEED DATED DECEMBER 18, 1925, RECORDED IN BOOK 5494 PAGE 188, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY; THENCE SOUTH 62° 50' 50" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LAND CONVEYED TO STANDARD OIL COMPANY 1718.60 FEET, TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO PACIFIC SEMI-CONDUCTORS, INC., A DELAWARE CORPORATION, RECORDED MAY 1, 1961 AS INSTRUMENT NO. 1723 IN BOOK D-1206 PAGE 131, OFFICIAL RECORDS, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY, PARALLEL WITH THE WESTERLY BOUNDARY LINE OF SAID B. S. WESTON ALLOTMENT TO A POINT IN THE SOUTHWESTERLY BOUNDARY LINE OF LOMITA BOULEVARD, FORMERLY KNOWN AS WILMINGTON AND SALT WORKS ROAD, AS DESCRIBED IN DEEDS TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 1135 PAGE 101 OF DEEDS, AND IN BOOK 754 PAGE 171 OF DEEDS, RECORDS OF SAID LOS ANGELES COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOMITA BOULEVARD 422.81 FEET, THENCE SOUTHEASTERLY PARALLEL WITH THE WESTERLY BOUNDARY LINE OF SAID B. S. WESTON ALLOTMENT TO A POINT IN THE SOUTHERLY LINE OF SAID LAND CONVEYED TO STANDARD OIL COMPANY; THENCE NORTH 62° 50' 50" WEST ALONG SAID SOUTHERLY LINE, 422.81 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS IN OR UNDER SAID LAND OR THAT MAY BE PRODUCED THEREFROM, BUT WITH NO RIGHT OF ENTRY UPON OR THROUGH THE SURFACE OF OR THAT PORTION OF THE SUBSURFACE LYING 500 FEET VERTICALLY IN DEPTH BELOW THE SURFACE THEREOF.